

MAR 03 2021

Whitestone Estates
Phase 1/Phase 2

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

(Section 209.004, Texas Property Code)

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE is executed by Whitestone Estates Homeowners Association, Inc., a Texas nonprofit corporation, (the "Association") and filed in the Official Public Records of Collin County, Texas, in accordance with the provisions of Section 209.004 of the Texas Property Code, as amended. The Association hereby states as follows:

1. The name of the subdivision (the "Subdivision") is **Whitestone Estates**.
2. The name of the Association is **Whitestone Estates Homeowners Association, Inc.**, a Texas nonprofit corporation.
3. The Subdivision is reflected on (a) that certain plat of Whitestone Estates, Phase 1, an Addition to the City of Parker, Collin County, Texas, according to the Map or Plat thereof recorded on March 7, 2017, as Collin County Clerk's Document No. 20170307010001180 in Volume 2017, Pages 187-189 of the Official Public Records of Collin County, Texas, and (b) that certain plat of Whitestone Estates, Phase 2, an Addition to the City of Parker, Collin County, Texas, recorded on September 14, 2020, as Collin County Clerk's Document No. 20200914010003510 in Volume 2020, Pages 609 and 610 of the Official Public Records of Collin County, Texas.
4. The Subdivision is subject to and burdened by that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions dated as of March 10, 2017, recorded on April 3, 2017, as Collin County Clerk's Document No. 2017040300422660 in the Official Public Records of Collin County, Texas, as amended by that certain First Modification and Amendment of First Amended and Restated Declaration of Covenants, Conditions and Restrictions dated as of August 1, 2017, recorded on August 2, 2017, as Collin County Clerk's Document No. 20170802001022460 in the Official Public Records of Collin County, Texas, and that Second Modification and Amendment of First Amended and Restated Declaration of Covenants, Conditions and Restrictions, dated as of September 14, 2020, recorded on September 14, 2020, as Collin County Clerk's Document No. 20200914001547110 in the Official Public Records of Collin County, Texas, and supplemented by that certain Supplemental Declaration of Protective Covenants dated as of September 14, 2020, recorded on September 14, 2020, as Collin County Clerk's Document No. 20200914001547100 in the Official Public Records of Collin County, Texas (collectively, the "Declaration").
5. The mailing address and contact information for the Association is as follows:

Whitestone Estates Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230
Allen, Texas 75002
Telephone: 972/359-1548

6. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a tract within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such tract and are secured by a continuing contractual lien upon the tract against which such assessments or charges are made. The contractual lien securing such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such tract.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate has been executed by the Association to be effective as of, although not necessarily on, January 1, 2021.

ASSOCIATION:

Whitestone Estates Homeowners Association, Inc.,
a Texas nonprofit corporation

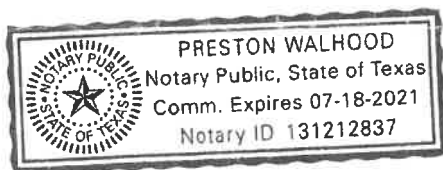
By: Stephen L. Sallman, Mgr.
Stephen L. Sallman,
President

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me January 27, 2021, by Stephen L. Sallman, President of **Whitestone Estates Homeowners Association, Inc.**, a Texas nonprofit corporation, on behalf thereof and in the capacity herein stated.

(seal)

Preston Walhood
Notary Public, State of Texas



After recording, return to:

Jack T. Gannon, Esq.
Sims Moore Hill & Gannon, L.L.P.
P. O. Box 1096
Hillsboro, Texas 76645